

**International  
Facility  
Management  
Association**

**IFMA** Atlanta

*25<sup>th</sup> Anniversary*  
**IFMA**

International Facility  
Management Association  
ATLANTA CHAPTER

*You are cordially invited to the  
25th Anniversary & Awards Gala  
Friday, May 18th  
Ansley Golf Club - Atlanta, Georgia  
Cocktails & Networking 6 p.m. - 7 p.m.  
Dinner & Awards 7 p.m. - 8:30 p.m.  
Dancing with the Mike Veal Band  
8:30 p.m. - 11 p.m.  
\$80 per person*

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Where do you need to go to stay connected with IFMA Atlanta? Check out the hotlinks to upcoming and pending events. All of the information you need (locations, times, registration processes) is at your fingertips. Even the newsletter you are currently reading is on the site. Put it on your favorites list. Tell friends and colleagues the new IFMA website is the source to “connect” at: [www.ifmaatlanta.org](http://www.ifmaatlanta.org).  
Alan Jones @ 770/368-0101  
ajones@wegmangrp.com

## Stay Connected with...

[www.ifmaatlanta.org](http://www.ifmaatlanta.org)

### Vision

To serve as the resource and representative for facility management.

### Mission

To provide exceptional educational, networking and other opportunities that support and advance the facility management profession.

### Goals

1. Support a community that fosters vitality, momentum and impact for the facility management professional.
2. Anticipate and prioritize the resources required to enhance effective delivery of educational, networking and other opportunities.
3. Inspire passion for the facility management profession that compels and engages facility practitioners to join and participate in the IFMA network, engages participation and attracts volunteer leaders.
4. Sustain Atlanta Chapter of IFMA's financial integrity to achieve and fulfill our mission.

### Purpose

IFMA is a member-oriented association that exists to guide and develop facility management professionals. In support of its members, IFMA promotes the Facility Management profession by providing leadership, recognition and standards of excellence.

IFMA Atlanta Chapter  
1185 Willingham Drive  
Atlanta, GA 30344

## From the President

### You Want What?

**D**o you sometimes feel like your customers don't understand where your duties begin and end? Do they ask things of you that are just a bit outside of your jurisdiction? Sure they do, because they just need things done. They don't want to hear "I can't" from you. That's how it was for me on one memorable afternoon.

It was 1994, Atlanta was preparing for the first Midtown Music Festival and the law office I worked at was located across the street from the vacant block, which was the site for this mega music festival. Not since the days of Hendrix had Atlanta seen a festival of this size. There were half a dozen stages that would host dozens of acts over the next three days, with thousands in attendance.

That week leading up to the big event everyone in the office watched the preparations unfold. Tractor trailer after trailer delivered everything imaginable from portable stages and lighting, to concession stands, fencing and the all important port-a-potties. This mini village that was growing before our eyes would sustain an army over the weekend, and prove to be a huge revenue boost to the neighborhood.

Friday finally arrived and the village that had sprung up across Peachtree Street had come fully alive with final preparations. Things were shaping up according to the promoter's schedule as the afternoon rolled on. Sound checks were taking place on the various stages as the musicians cranked up their guitars and drums to ensure that the sound was up to the appropriate levels. Back in the office a group of us discussed the mix of musical genres that were to perform over the weekend, and how cool it was to have all this happening just outside our office doors.

As it turned out though, not everyone in the office was as excited about the event as we were. And so it was late that afternoon as many in the office were thinking about calling it quits for the week, that I received a call from one of our partners. She was one of those people that could induce an involuntary shiver whenever her name popped up for an incoming call.

It went something like this:

Me: This is Stewart.

Ms. A.: Stewart, have you heard that noise outside?

Me: Yes, ma'am.

Ms. A.: I don't think they understand that there are still people here trying to conduct business.

Me: No, ma'am.

Ms. A.: Please see what you can do to make them stop until at least 5 o'clock.

Me: Yes, ma'am. I'll see what I can do.

Click

Now everyone in their right mind knows that there is nothing to be done for this.

Can you see me walking out on one of the stages, waving my arms to get the musicians to quit playing, informing everyone that they need to keep the noise down since "Ms. A. is trying to get some important work done." Or maybe explaining to them the pressures of meeting ones billable hours in a law firm. Yeah that's going to play well with a bunch of rockers, they're a group that's pretty well known for being cooperative.

I guess it's flattering to a point that Ms. A even called at all, thinking that maybe there is a remote chance that I can solve this problem. It's more likely that she was just looking to vent and had my number memorized. Either way, it's often the case that the FM person is the call of First/Last resort in the office because you consistently solve problems. However, sometimes you can't do the impossible, so you just keep on Rockin.

Stewart Smith  
Atlanta Chapter President





## March IFMA Luncheon *What you missed*

An energetic multi-media presentation on Justifying Sustainable Building Value was held in April by presenters Greg O'Brien of CRESA Partners and Sustainable Office. His partner, Tom Boeck also provided insightful information on the techniques to show return on investment, payback periods and also the overall benefits and value of specific aspects of sustainable buildings.



As Kermit says, "It's not easy being green," but Greg and Tom demonstrated that it is almost always valuable. Their visuals provided eye-opening information on climate change and the need to reduce energy, water and material uses in the built environment. Everyone left with a feeling that they could and should do something to participate in the sustainability movement and had a few ideas about how to get the initiatives approved in our organizations.



## *It's Easy Going Green*

### Water Pressures—Pressures from Regulation, Age, and Green Building Initiatives are Coming to Bare on Outdoor Water Use

**Regulation:** State wide outdoor watering restrictions were imposed throughout Georgia in 2003. The Stage 1 drought of 2006 brought the issue to the headlines. Local county and city regulations are uncoordinated, reactive, subject to change without notice, and confusing for businesses operating in several counties. However, the die is cast; local municipal and state regulations are destined to increase in the future.

**Age.** Much of Atlanta's commercial real-estate inventory is over 15 years old. Landscapes dramatically change over the years. Aging irrigation systems are almost invariably inefficient. Mature shrubs and trees tend to need very little, if any irrigation. Turf Grass, no matter how long it's established, will always need irrigation in our climate, as will annual and perennial flowers.

**Green Initiatives.** Green Building initiatives have been generally limited to indoor activities but outdoor space is the next frontier in green initiatives as industry experts develop guidelines for low maintenance landscapes and standards for outdoor water use.

What to do? An irrigation audit will inventory all the components of the system and with calculations using gallons per minute and run times, determine water use. If your irrigation is metered separately from the building, check the

last year's actual water use against the calculated water use. You now have a "current state" analysis. Consider re-designs, retrofits and upgrades that can cut water use and implement actions such as severely limiting water to established tree and shrubs. Install a rain sensor that shuts the system off when it rains. Also, water pressure that's too high will atomize the water droplets so that they blow away or evaporate before reaching the ground and also wear out irrigation components. Consider landscape renovations that eliminate turf grass and consider newer generation controllers equipped with remote computer programming and weather data relays that synchronize water use with temperature, humidity, wind and rainfall.

The investment in irrigation upgrades should reduce water use but direct comparisons with pre-retrofit water use are difficult due to weather variability. The Regulators, Green Building Initiators and Asset Managers will come knocking sooner or later. Having a comprehensive plan showing pre-retrofit outdoor water use verses post-retrofit projected use demonstrates environmental stewardship, and pays you back in water bills.

Ben Gandy  
Horticultural Director  
Scapes, LLC  
bengandy@scapesgroup.com



Note: GALA will take place of the monthly May Luncheon



**International Facility  
Management Association**  
ATLANTA CHAPTER

The Atlanta Chapter  
of IFMA  
25th Anniversary &  
Awards Gala  
May 18, 2007  
Ansley Golf Club

Time: 6:00 p.m. - 7:00 p.m. – Cocktails & Silent Auction  
7:00 p.m. - 8:30 p.m.-Dinner – Awards & Silent Auction  
8:30 p.m. - 11:00 p.m – Dancing w/Mike Veal Band

Speaker: Board of Directors

Cost: Members: \$80.00

Members (Unreserved): \$80.00

Non Members: \$80.00

Non Members (Unreserved): \$80.00

RSVP: May 11, 2007

Cocktail Attire

Association Headquarters

404-766-1632 or 404-768-7767

admin@ifmaatlanta.org

Directions: From Piedmont and Peachtree. Follow Piedmont south toward downtown. Pass the Lindbergh Marta station, pass under the expressway, pass Cheshire Bridge Road. Then look for Rock Springs Church on your right. Turn right immediately past the church onto Montgomery Ferry Dr. Continue through the light (Monroe Dr.), across the bridge and the clubhouse will be on the right.

<http://www.ifmaatlanta.org/cgi-bin/makeevent.pl?20070518s>

CoreNet Global Atlanta Chapter invites you to the

### 2nd Annual Education Forum

June 14th at the Cobb Galleria.

In coordination with GIRE, this day-long event offers 6 hours of CE credit.

For more information and registration, visit  
[www2.corenetglobal.org/chapters/signup4\\_atlanta\\_2007.vsp](http://www2.corenetglobal.org/chapters/signup4_atlanta_2007.vsp)

### Career Services Event: "Career Development—Empowering Yourself"

Cost: \$10.00

Date/Time: 6/7/07 11:30 a.m. -1:30 p.m.

Location: Atlanta Botanical Gardens

Address: 1345 Piedmont Ave  
Atlanta, GA 30309

[www.atlantabotanicalgarden.org](http://www.atlantabotanicalgarden.org)

Headcount: 50

Included: Lunch, free parking and free entrance to the gardens.  
Credits: .15 CEU and 1.0 IFMA CFM/FMP Maintenance Points

### Atlanta Braves vs. Boston Red Sox Wednesday night, June 20

Lexus patio opens at 5:30 p.m. and includes:  
sandwich wraps, pasta, soft drinks, beer keg, etc.

Game starts at 7:35 p.m.

Tickets are \$45 (if purchased by May 15); or \$50 after May 15

NOTE: There are a limited number of tickets (50).

Because it's a sold out game each year, we can not add more tickets.

First come, first serve! Tickets will be picked up at will-call on day of ballgame.

IFMA ticket holders should go to the 'I' window (for IFMA) and tickets will be listed under ticket holder's name.

### Education Forum June 14, 2007 Cracking the Code, Change is the Game

Cobb Galleria Centre

2 Galleria Parkway • Atlanta, GA 30339

CoreNet Global Atlanta Chapter

[www.corenetatlanta.org](http://www.corenetatlanta.org)



## Save The Date...



### IFMA World Workplace Conference

October 24-26, 2007

New Orleans, LA

Ernest N. Morial Convention Center

[www.worldworkplace.org](http://www.worldworkplace.org)

Atlanta Chapter will hold 30 rooms at the Holiday Inn Select for \$169/night.

For more information please contact coordinator:

Keri Ellor

Choate Interior Construction

[kellor@choateco.com](mailto:kellor@choateco.com)



## Community Corner

Thanks to IFMA, Developmental Disabilities Ministries Moves Into New Office Space



The office staff of Developmental Disabilities Ministries is excited to be in our new Central Office space at 6320 Amherst Ct. in Norcross. It is truly wonderful to work in our new, bright space and to bring our entire staff together. The Community Service Committee and partners has provided wonderful insight and assistance in our search for a new office.

Our thanks go to the Committee and Joanne Cole as chair. I wish to also offer special thanks for specific assistance provided by the following individuals and organizations:

John Crewsden at Roofchek for guidance as our team leader and Christy Jellets who have now taken that responsibility.

Alexandra DeKok at Essex Engineering for our inspection.

Mike Bowers at Designweave for carpet and installation.

Richard Tillison at Aircond.

Stephanie Eckert at Flood Brothers for moving and furniture donations.

Rent-a-crate for donation of moving crates

John Jerman at National Office Systems for connecting us to several furniture donations.

It continues to be a honor and joy to be a partner with IFMA Atlanta and the Community Services Committee.

Ray Johnson, VP/CFO, Developmental Disabilities Ministries





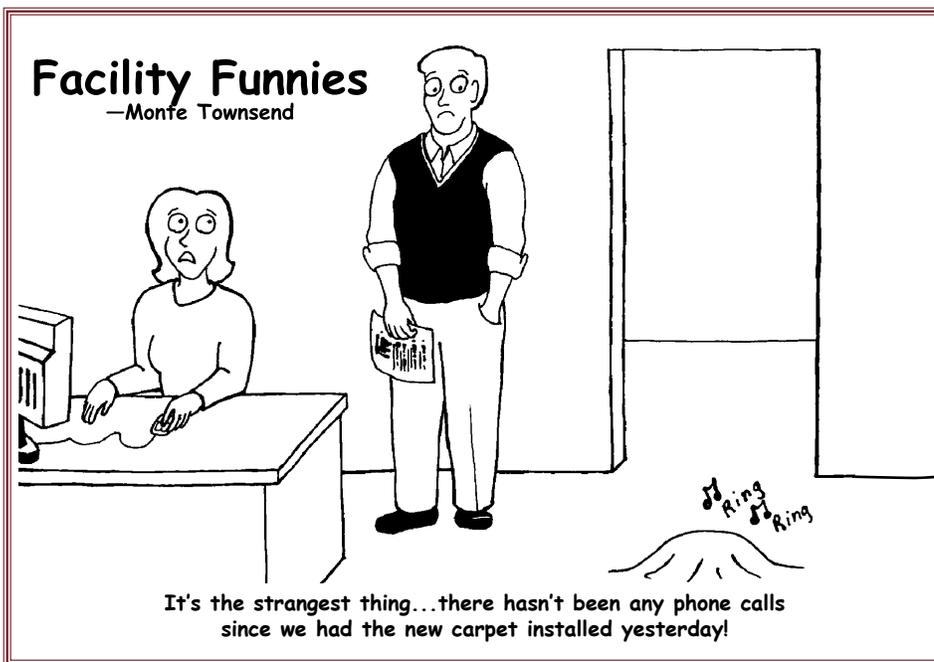
## Contract Marketing – An Original Sustaining Patron

**C**ontract Marketing, a family-run business since 1986 is a multi-line manufacturer's representative firm in the contract furnishing field. A strategy of concentrating on the 30% portion of product solutions other than systems has been a successful differentiator for the company. Establishing products on corporate standards is a particular strength. Consultative selling, the

delivery of outstanding service with uncompromising integrity (and a little humor) are the hallmarks of Contract Marketing's success and longevity. Among Contract Marketing customers are King and Spalding, Coca Cola, Cox Communications, Verizon Wireless, Emory University, Georgia Tech, and Kilpatrick Stockton,

Our product offering is diverse and includes products by many well-known

designers. We were able to provide both free product and deeply-discounted products to the Branan Towers project and to donate two offices of casegoods to the YWCA as well. Contract Marketing's products can be purchased through the leading contract furniture dealerships, many of which are fellow Sustaining Patrons. At the 20th anniversary celebration, we provided gift certificates for each table.



## Georgia Tech Corner

**N**ew Graduate Coordinator: Beginning this summer, Dr. Linda Thomas-Mobley will assume the duties of Graduate Coordinator for the Building Construction Program replacing Dr. Felix Uhlik. Felix has been the Graduate Coordinator since 1998 and played a key role in the establishment of the masters program in Integrated Facility and Property Management in 2000. He will be leaving Georgia Tech to pursue other activities.

Additionally, our Graduate Recruiter, Brenda Morris, will again be staffing a booth at IFMA's World Workplace in New Orleans this October. If you would like to help out in the booth, spend some time talking with potential students, or just want to hang out in the Expo, please stop by and say "hello" to Brenda.

*Our IFMA family continues to mourn the tragic death of David Beverly the husband of Linda Beverly, Vice President of Administration for IFMA International. Linda has been a great teacher to many of us who have served on the Board of Directors. Not only has she been a friend, but a great wealth of knowledge in helping us to create a great organization.*

*In supporting Linda, please make donations to IFMA Foundation through JSCCredit Union, PO 58346, Houston, TX 77258. Charitable contribution may be directed to the "Memorial Fund for Wesley David Beverly".*



# IFMA Member Profile

## FIRST PROFESSIONAL MEMBER

Christine H. Neldon, CFM, CFMJ, IFMA Fellow

**Q: What is the name of your company?**

A: Travelers

**Q: What is your email address?**

A: cneldon@travelers.com

**Q: What is your educational background?**

A: BBA Georgia State University, Certified Facility Manager – IFMA



**Q: How did you get into the career you are in now?**

A: My employer Arthur Andersen was moving their Atlanta office from the Trust Company Tower to the Georgia-Pacific Building. I was the most expendable member of the staff and therefore was assigned to coordinate the move.

**Q: How long have you been an IFMA member?**

A: Joined August 1, 1981

**Q: Where is your favorite vacation destination?**

A: It is hard to pick but probably Gatlinburg and the Great Smoky Mountains. Some of the most memorable chapter visits were chartering the Hawaii chapter and sailing off the coast of Waikiki with the Chapter Officers and being the first woman admitted to a private men's club when the Richmond Chapter invited me to speak at their meeting there!

**Q: What is your favorite movie?**

A: The Juggler by Steelcase (this is actually a memory test for the old IFMA members)

**Q: What is the most challenging aspect of your present job?**

A: One of the greatest challenges of my position, ironically, is also one of the greatest perks: the relative independence associated with being the only interior designer on campus. While I enjoy having greater control over my projects, there are times when I could use the access to additional staff and resources normally available to larger departments.

## FIRST ASSOCIATE MEMBER

Malcolm Weiss

**Q: What is the name of your company?**

A: MBW&A

**Q: What is your email address?**

A: mweiss2@bellsouth.net

**Q: What is your educational background?**

A: BA Ithaca College

**Q: How did you get into the career you are in now?**

A: I grew-up in the family business in NYC. And started my own company in Florida; and expanded to Atlanta.

**Q: How long have you been an IFMA Member?**

A: Joined July 1, 1984

**Q: Where is your favorite vacation destination?**

A: The North Georgia Mountains.

**Q: What is your favorite movie?**

A: Final Countdown

**Q: What is the most challenging aspect of your present job?**

A: One of the greatest challenges of my job is staying current on new software. That is why being a member of IFMA is great! It has been a pleasure to be associated with IFMA for almost 23 years. The dedicated IFMA membership and their work on committees is a joy to behold. IFMA provides wonderful benchmarking opportunities and learning experiences along with wonderful fellowship. IFMA makes a difference in the Atlanta Community.

Malcolm is on Community Service Committee for IFMA.



## CFM Exam Review Questions

1. The type of lighting that illuminates the general area surrounding work positions is:

- a. Task Lighting
- b. Ambient lighting
- c. Uniform lighting
- d. Nonuniform lighting

2. To save labor costs, group relamping should be done:

- a. At planned intervals
- b. On an annual basis
- c. At 90% rated life
- d. During work hours

3. The largest internal heat load in typical buildings is from

- a. People
- b. Office equipment
- c. Ventilation
- d. Lighting

4. The most practical choice for general illumination of interior working areas in an office is:

- a. Fluorescent lighting
- b. Incandescent lighting
- c. High intensity discharge lamps
- d. Combination of incandescent and HID lighting

Answers: 1.b; 2.a; 3.d; 4.a

## 2007 IFMA Atlanta Sustaining Patrons

Aircond Corporation	Hendrick, Inc.
Architectural Installations of Atlanta	Herman Miller, Inc.
ASD, Inc.	Humphries and Company
Ayve	IntraSpec Solutions
Baker Audio	INVISTA
Bonitz Flooring Group, Inc.	Jova Daniels Busby
Contract Marketing	Knoll
CWC	Malcolm B. Weiss & Associates
Carter	Malone Construction Company
CB Richard Ellis	Milliken Carpet
Choate Interior Construction	Royal Cup Coffee, Inc.
Contract Marketing	Shaw Contract Group
Corporate Environments	Southern Business Systems
CORT Furniture Rental	Steelcase, Inc.
DeKalb Office Environments	Trilogy fm
Flood Brothers Moving & Storage	Walter H. Hopkins Company
Gensler	Wegman Associates
Haworth, Inc.	

### Get Involved with IFMA

Please contact a committee chair for the date and time for the next monthly meeting. Your input is greatly appreciated.

#### IFMA Foundation Sustaining Patrons

**Joyce Roper** – jroper@na.cokecce.com

#### Community Service

**Joanne Cole CDC** – bzv6@cdc.gov

#### Membership

**Monte Townsend**, Flood Brothers Inc.  
monte.townsend@floodbrothers.com

#### Associates

**Karen Howard**, C-W-C-Karen.howard@c-w-c.com

#### Hospitality

**Shane Lomax**, InterContinental Hotels Group  
shane.lomax@ichotelsgroup.com

#### Programs

**Kathy Roper**, GATech  
Kathy.roper@arch.gatech.edu

#### Education

**Clara Smith**, Grogan & Associates  
clara.smith@mindspring.com

#### Newsletter

**Pat Dingels**, Verizon  
patricia.dingels@verizonwireless.com

#### Newsletter

**Lynn Moorman**, CWC  
lynn.moorman@c-w-c.com

#### Website

**Alan Jones**, Wegman Group  
ajones@wegmangrp.com

## Upcoming Events:

### June 7th

“Empowering Yourself in the 21st Century”  
11:30 a.m.-1:30 p.m.  
Atlanta Botanical Gardens  
Speaker: Vern Vereen

### June 20th

Monthly Luncheon  
IFMA Credentials: What CFM & FMP Can Do for You (Panel)  
Villa Christina  
11:30 a.m.-1:00 p.m.

### June 20

Braves vs Red Sox  
Lexus Patio  
Game time: 7:35 pm  
Patio open: 5:35 pm

### July 18th

The Future of Work  
Maggiano's  
Speaker: Charlie Grantham

Visit [www.ifmaatlanta.org](http://www.ifmaatlanta.org) for more information.



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Atlanta Chapter  
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